

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
FEBRUARY 3, 1965

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, February 3, 1965, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - CULBERTSON, KIRSTEN, WALTON
and BROWN (Mayor)

Absent: Councilmen - DOW

Also present were City Manager Graves, Administrative Assistant Peterson and Planning Director Schroeder.
Absent, City Attorney Mullen.

MINUTES On motion of Councilman Kirsten, Walton second, the minutes of January 20, 1965 were approved as written and mailed after correcting the paragraph on page 2 entitled "Rezoning SW Corner of Church and Locust Sts" by changing the word "carried" to "resolved" in the next to the last sentence.

PUBLIC HEARINGS

REZONE SW Notice thereof having been published in accordance with
CORNER OF law, Mayor Brown called for public hearing on the pro-
LOCUST AND posal to rezone property on the southwest corner of
CHURCH TO C-2 Church and Locust Streets from the R-4 Multiple-
Family Residential District to the "C-2 General Com-
mercial District, more particularly described as Lots
ORD. NO. 778 3 and 4 and the East 47 feet of Lot 2, City of Lodi.
INTRODUCED City Manager Graves reported on the recommendation of
the Planning Commission which favored the rezoning.
Mr. Bozant Katzakian, representing the "Lodi News
Sentinel," stated there was C-2 zoning on both sides
of the property and the proposed rezoning would be
compatible with the rest of the area. There were no
protests, written or oral. Councilman Culbertson
moved the introduction of Ordinance No. 778 rezoning
the property on the southwest corner of Church and
Locust Streets to C-2 as recommended. The motion was
seconded by Councilman Kirsten and carried.

UTILITIES IN Mr. Gerald Henderson, Building Contractor, 8330 Meath
LAKEWOOD NO. 2 Drive, Stockton, addressed the Council in regard to
installation of water and sewer lines in Lakewood No. 2
Subdivision. He expects to have two houses completed
within ten days and has purchased three other lots on
which to build. He has since received a letter from
the Director of Public Works informing him that the
utilities would not be completed in this subdivision
before April 23. When he bought the lots he was given
the impression by the subdivider that the utilities
would be installed within a few weeks. Mr. Henderson
asked if the City's schedule could be changed in order
to get the utilities in before April 23. He wished to
move into one of the houses as soon as it was completed;
also, if a house is empty very long, it hurts the sale.
Building Contractor Leonard Palmer, 8442 Lucienne Drive,
Stockton, also voiced his concern over the lack of
utilities. Mr. Graves said that to commence the work
in Lakewood No. 2 now would mean a delay in the recon-
struction of East Lodi Avenue. A water line has to
be installed in the Lodi Avenue street right of way
before the street work starts. This line is being
installed now and the Lakewood job is scheduled to start
as soon as this water line is completed. The possibility

Minutes of February 3, 1965 continued

of having a private contractor install the utilities was then discussed. The cost would be greater than if the City did the work, and it was concluded that very little time could be saved. The Council regretted that the contractors in Lakewood No. 2 were running into problems because of the City's schedule, but felt that the East Lodi Avenue work could not be delayed.

PLANNING COMMISSION

REZONING
W/S STOCKTON
BTW FLORA
& TOKAY

The Planning Commission recommended the rezoning of certain properties on the west side of Stockton Street between Flora and Tokay Streets from the R-4 Multiple-Family Residential District to the "M" Industrial District. On motion of Councilman Kirsten, Walton second, the matter was set for public hearing on February 17, 1965.

HUPPERT
REZONING

The recommendation of the Planning Commission that the Inez Huppert property on the northwest corner of Tokay and Stockton Streets be rezoned from R-4 Multiple-Family Residential to "M" Industrial, having been continued from the meeting of January 20, 1965, Councilman Kirsten moved that the proposed rezoning be set for public hearing at the meeting of February 17, 1965. His motion was seconded by Councilman Walton and carried.

PROPOSE
P-D ZONE

The Planning Commission also recommended that Chapter 27 of the Lodi City Code be amended by adding a new zoning district to be known as the Planned Development District P-D zone. On motion of Councilman Culbertson, Walton second, the matter was continued to February 17, 1965.

WEST LODI
AVENUE

For purposes of review, the Planning Commission will have a work session on February 15, 1965 to study the various solutions to the land use and traffic problems on West Lodi Avenue.

FINAL MAPS -
TWIN OAKS WEST
& ELMHAVEN

B-2 BASIN
DEVELOPMENT
& STORM
DRAIN LINES

The final maps of Twin Oaks West and Elmhaven subdivisions were presented to the Council for approval. These maps meet all conditions placed upon them with the Tentative Map approval of the Planning Commission with the exception of the storm drainage being available. Storm drainage is dependent upon the initial development of the B-2 Retention Basin area which the City has recently purchased. It will also be necessary to construct a 36" storm drain in a portion of Elm Street and Allen Drive so that it may be placed in the ground ahead of street construction in these subdivisions. The estimated cost of these two items is \$5,000 for the initial development of the retention basin and \$25,400 for the 36" drain, totalling \$30,400. On motion of Councilman Culbertson, Kirsten second, the City Council approved the appropriation of \$30,400 for the above projects. On motion of Councilman Walton, Kirsten second, the final map of Twin Oaks West was approved. The Council then approved the final map of Elmhaven Subdivision on motion of Councilman Culbertson, Kirsten second.

COMMUNICATIONS

S. SANGUINETTI
ADDITION

RES. NO. 2790
ADOPTED

A petition was presented from all the owners of property south of Turner Road between Church and Sacramento Streets requesting annexation of the property to the City as the "South Sanguinetti Addition." Approval of the proposed annexation has been received from the Local Agency Formation Commission of San Joaquin County and from the County Boundary Commission. On motion of

Minutes of February 3, 1965 continued

Councilman Kirsten, Walton second, the City Council adopted Resolution No. 2790 declaring the Council's intention to annex the property and setting public hearing thereon for February 17, 1965.

P. E. RIVERA
CLAIM

A claim for damages was read from Mr. and Mrs. P. E. Rivera alleging damage to their television set because of power failure. On motion of Councilman Kirsten, Walton second, the claim was rejected and referred to the City's Agent of Record.

LODI BUS. &
PROF. ASSOC.

Two letters were read from the Lodi Business and Professional Association, one objecting to the adoption of a proposed ordinance regulating signs and the other requesting help in payment of their outdoor advertising signs at the north and south entrances at the Bypass, stating that such funds could come from money collected from the recently enacted hotel-motel tax. No action taken.

WID MEET

In regard to the meeting with the Woodbridge Irrigation District Board of Trustees which was scheduled for February 25, Mr. Graves informed the Council that the members of the Board were asking if the date could be changed to March 4. Members of the Council indicated this date would be agreeable.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$275,100.69 were approved on motion of Councilman Culbertson, Walton second.

SPECS -
GASOLINE,
ETC.

Specifications for gasoline, oils and greases were approved and calling for bids authorized on motion of Councilman Culbertson, Walton second.

AWARD -
SPRINKLERS &
TURFING AT
SR. ELEM. SCH.

The following bids were received for the sprinkler system and turfing at the Lodi Senior Elementary School:

	H. & E. Landscape Inc.)	
	George E. McFarland Co.)	Joint Venture \$17,321.00
RES. NO. 2791	Albert F. Stein Landscape Co.	17,552.00
ADOPTED	Watkins & Sibbald Associates	21,381.00
	R. B. Gregory	21,463.00
	Evans Landscape	22,030.00
	Sunshine Landscaping Service	22,250.00
	Talini & Smith	23,100.00
	G. Cioli Landscaping	23,300.00
	R. C. Windsor	27,972.00

On motion of Councilman Kirsten, Culbertson second, the City Council adopted Resolution No. 2791 awarding the contract for the sprinkler system and turfing at the Lodi Senior Elementary School to the low bidder, H. & E. Landscape, Inc. and George E. McFarland Co., in Joint Venture, for a total sum of \$17,321.

TALLEY ADDN.
RES. NO. 2792
ADOPTED

Mr. Graves stated that the property which had been deeded to the City for temporary ponding purposes to drain the Westdale Subdivision had been approved for annexation to the City by the Local Agency Formation Commission and by the County Boundary Commission. The property consists of 1.55 acres in the Talley Tract south of the Westdale Subdivision and west of the Woodbridge Irrigation District Canal. On motion of Councilman Kirsten, Walton second, the City Council adopted Resolution No. 2792 initiating proceedings for the annexation of the property as the "Talley Addition" and setting public hearing thereon for February 17, 1965.

Minutes of February 3, 1965 continued

SPECS -
POLICE CARS

Mr. Graves presented specifications for six police cars. On motion of Councilman Culbertson, Walton second, the specifications were approved and calling for bids authorized.

CAPITAL
IMPROVEMENT
PROGRAM

The Council then proceeded with study of the five-year capital improvement program for storm drains, sanitary sewers and industrial waste. The Council discussed the criteria used in determining each phase of the program. This criteria consisted of the following:

1. To correct existing problem areas.
2. To complete utilities to areas now partially served.
3. To coincide with planned street and other utility construction.
4. To provide for industrial expansion.
5. To provide for continued residential development and growth.

Councilman Culbertson moved that the priority list setting forth the criteria for establishing the program be accepted as policy. His motion was seconded by Councilman Walton and carried. Mr. John Capell, 324 La Vida Drive, expressed his concern over storm drainage and sanitary sewer service for Erich Park, Unit #II and suggested that temporary drainage be provided through the line on Mills Avenue and that a temporary forced system sending sewage from Sacramento Road to the Disposal Plant be installed. He said there might also be the possibility of connecting to the Woodbridge Sanitary District lines. Mr. Graves pointed out the importance of getting the program established and stated amendments thereto could come later. It was the general feeling of the Council that deviations could be made from the policy when expedient, although it was acknowledged that if the program were changed to any great extent, there would be problems. Mayor Brown felt that some of the dates for improving certain areas should be changed. On motion of Councilman Walton, Culbertson second, the capital improvement program was approved as submitted by unanimous vote.

WEST LANE
RIGHT OF WAY

Mr. Graves reported that the County has been negotiating with Mr. Ed Barbera to obtain right of way for West Lane. Mr. Barbera has rejected the offer to deed the right of way in exchange for curb, gutter, sidewalk and paving, and has asked for the sum of \$16,500 for the right of way which is excess of the appraised value. If the City would wait for the property to be developed, the owner would be required to deed the right of way and to pay for the street improvements. However, since the County is improving West Lane at this time, there is the question of serving the public by reconstructing the portion within the city limits at this time. After considerable discussion, it was moved by Councilman Walton that the County be instructed to proceed with the acquisition of the right of way from Mr. Barbera by negotiating for its purchase at the fair market value and if such negotiation is unsuccessful, by condemnation. His motion was seconded by Councilman Kirsten and carried.

ADJOURNMENT

On motion of Councilman Walton, Kirsten second, the Council adjourned at 10:35 p.m.

Attest: *Beatrice Garibaldi*
BEATRICE GARIBALDI
City Clerk